

Woodland Valley Ranch  
Property Owners' Association  
February 8, 2020 Board of Directors' Meeting  
Saint Johns, Arizona

The meeting was opened at 12:00 by President Ed Sauer. Also present were Treasurer Larry Diesbach, Member at Large David Goodman, and Secretary Pat Kirking, and 10 of the association memberships. Three Members attended via On-line meeting software: Bob Johnson, Vice President, and two others.

The meeting was begun with the pledge of allegiance and acknowledgement and thanks to all of the country's first responders, service members and veterans.

Ed (P) started the meeting by asking the members in attendance if they had any issues or concerns, they wanted to voice before getting into the bulk of the agenda items.

Linda M. (Member) spoke and requested that all members that come to the meeting please speak up at the meeting if they have a complaint, issue or suggestion instead of offering their suggestions or complaint later on social media. Ed (P), The BOD is always willing to listen to the views and concerns of the membership. Concerns can be addressed at the BOD meetings, by phone calls, or by email to the BOD at: [wvrboard@woodlandvalleyranchaz.com](mailto:wvrboard@woodlandvalleyranchaz.com)

### **Treasurer Report**

Larry (Treasurer) explained where the monies for the budget comes from...the projected POA dues (\$180,000). Larry stated with regards to the budget, that 95% of the expenditures are predictable, recurring, and consistent. The rest is unpredictable as they have to do with road maintenance, repairs and emergencies, weather conditions dictate road work of any type. The association budget for 2020 has been worked and is ready to send to Chris York at TRT Management.

Ed (President) addressed the plan to make the budget report easier to understand for all members and the Board included, then asked David (Member at Large) to briefly explain types of budget reports. Business (TRT) vs. Checking/Savings Account Budget.

Valerie Roller (Member) asked about the association's "rainy day" fund. It was then explained by David (Member at large) that the BOD maintains an emergency fund as a line item in the budget. This emergency fund is in case it is needed during the year. Examples being, summer monsoon and winter rain and snow. Larry explained that the line items on the budget are being clarified for easier understanding.

The question arose on if land companies take back ranch properties, do they have to pay POA dues. David (MaL) explained that the simple answer is no. Currently there is no actual mechanisms in place to collect back dues owed when a property is sold beyond the initial sell (First Sold) and it is the CC&R document that the original trustee(s) or ranchers don't pay POA

dues. David (MaL) reported that if the committee can change anything in the CC&Rs it will take two-thirds of the ENTIRE membership to vote for the change. This means the entire 1000 plus of the membership would have to vote instead of the few that usually respond with a vote.

Mike M. (Member) asked about maintenance of the road system on the ranch versus just keep making improvements that are not maintained. Ed (P) asked Rick (RC) to define what road maintenance is in regards to the road contract. The discussion took in culvert clean-out, water diversion from roads and how pass boards opted to perform maintenance on primary roads and address these issues at a time when it was able to move higher on the priority list. Further discussion on this issue placed on hold until taken up again during road maintenance discussion.

### **Well Report**

David (MaL) reported that the well is working well except when the weather is cold enough to freeze everything. During the winter months when this happens, everyone is urged to wait until either the roads have firmed up or dried out in the day to get water. The well pumps 3 gallons per hour 10 hours a day, and it is usually enough to keep the tank mostly full in the cooler months, However, with more people moving out to live here full time, and vacationing members coming out there will probably be a smaller gallon per week limit set during the warmer months.

Ed (P) brought up the subject of a southern well again, and it was reported that there is research being done by a member of the POA on having a co-op for a well on the south end of the ranch. This would not involve the POA Board or the POA funds but rather WVR members pooling together to have a well installed. More research is being done by this member and Ed (P) solicited other members to get involved.

Rick (RC) provided an option on what the ranchers use for their wells. Rick mentioned a source called the E-Quip Program. This is a Federal program. Mike M. (Member) also mentioned that there are others (members) on the ranch that will haul water.

### **CC&R/Bylaws Committee Report**

Tammy J. (Member/Committee Co-Chair) of the CC&R committee and Bylaws committee reported, That some of the identified issues they are dealing with are being able to shoot weapons on our own property, and the possibility of being able to raise a few pigs for slaughter, updating TRT property listings, and finding viable incentives for the membership, First United Reality and other entities to vote on the issues. The bylaws must be in compliance with the CC&Rs, and will be gone through next. The Bylaws only need two-thirds of the VOTING membership to pass.

### **Road Maintenance, Grading, Approved Work Report**

Road maintenance issues were discussed. Winter and Spring conditions greatly affect the road conditions. When it rains or snows, all residents should be prepared to stay home until the roads dry out and can safely be traveled without destroying the roads or one's vehicle.

Linda M. (Member) suggested that we put out a social media post on what to have on hand at these times, and what supplies one should keep on hand in their vehicle. Also posting experiences on social media for others' information.

Rincon hill improvements were discussed. The problem stems from it being north facing and very steep so ice takes a long time to melt. Plans to gravel this road before the next series of inclement weather did not happen due to weather and will be rescheduled for a later time. The long term proposed road improvement for Rincon and other sections was tabled until there is more information and discussion on the matter.

Anasazi and Holly have been worked on to reduce standing water on the roads and more fixes on these roads will be explored. (It was stressed that if you have a problem with your roads you should let the BOD know about it in person, by phone, or by email.)

The cost of an average culvert replacement was quoted by Rick (RC) to be around \$2000. Replacing undersized culverts with larger is part of long-term road improvement plan and reutilizing the smaller culverts in other locations is a viable option to save money. Identifying and prioritizing road trouble spots to give the contractor a road map to issues.

Road Runner work has had estimates submitted by the contractor. Discussed Steep Hill and miss leading wording about closing road. Road will not / cannot be closed. Signage to warn of issues using this road during bad weather is to be looked into.

The BOD is waiting on the Hydrology report before deciding whether to use culverts or concrete to make the needed improvements on the south end of the ranch.

Discussion on the petition to have Apache County make CR6268 an arterial road was tabled, as the members with the concerns were not present to make their concerns known.

### **Motions**

The motion was made to approve the January meeting minutes, and the vote was for approval. The motion to adjourn was made and the motion vote was passed.